013.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	946,700	/	946,700
USE VALUE:	946,700	/	946,700
ASSESSED:	946,700	/	946,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETRUZZI PETER A/SANDRA L
Owner 2:	BETTENCOURT JENNIFER L
Owner 3:	
Street 1:	17 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LECCESE COSMO/LIFE ESTATE -
Owner 2:	-
Street 1:	19 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,180 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2625 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5180.000	481,800	4,600	460,300	946,700
Total Card	0.119	481,800	4,600	460,300	946,700
Total Parcel	0.119	481,800	4,600	460,300	946,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.62 | /Parcel: 360.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	482,000	4600	5,180.	460,300	946,900	946,900	Year End Roll	12/18/2019
2019	104	FV	372,400	4600	5,180.	489,100	866,100	866,100	Year End Roll	1/3/2019
2018	104	FV	372,400	4600	5,180.	356,700	733,700	733,700	Year End Roll	12/20/2017
2017	104	FV	348,800	4600	5,180.	310,700	664,100	664,100	Year End Roll	1/3/2017
2016	104	FV	348,800	4600	5,180.	264,700	618,100	618,100	Year End	1/4/2016
2015	104	FV	310,100	4600	5,180.	258,900	573,600	573,600	Year End Roll	12/11/2014
2014	104	FV	310,100	4600	5,180.	212,900	527,600	527,600	Year End Roll	12/16/2013
2013	104	FV	322,900	4600	5,180.	202,500	530,000	530,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1251

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LECCESE COSMO/L	49887-576		8/2/2007		630,000	No	No		
LECCESE COSMO	33087-220		6/19/2001	Family	1	No	No		
	9107-181		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2009	Meas/Inspect	189	PATRIOT
12/4/2008	MLS	MM	Mary M
10/27/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
4/21/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5180		Sq. Ft.	Site		0	80.	1.11	1									460,320						460,300	

Total AC/HA: 0.11892 | Total SF/SM: 5180 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,320 | Spl Credit | Total: 460,300

User Acct

10080

GIS Ref

GIS Ref

Insp Date

02/04/09

!1251!

PRINT

Date	Time
12/10/20	16:54:11

LAST REV

Date	Time
01/15/14	15:37:55

mmcmakin

USER DEFINED

Prior Id # 1:	10080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05887842
Const Adj.:	0.97320992
Adj $ / SQ:	175.187
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654592
Depreciation:	172812
Depreciated Total:	481780

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

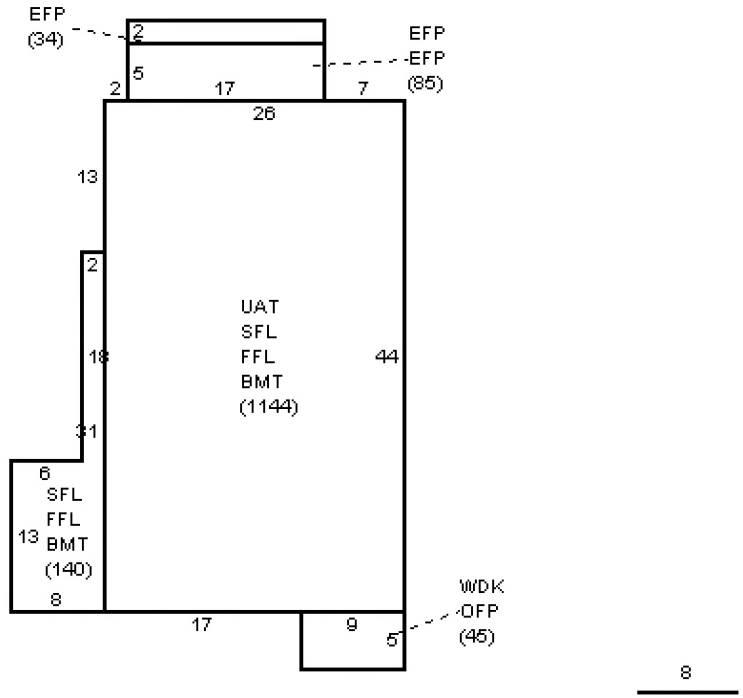
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.19
Special Features:	0	Val/Su Net:	108.71
Final Total:	481800	Val/Su SzAd	187.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,284	52.560	67,482
FFL	First Floor	1,284	175.190	224,940
SFL	Second Floor	1,284	175.190	224,940
UAT	Upper Attic	286	80.590	23,048
EFP	Enclos Porch	204	39.480	8,055
OFP	Open Porch	45	42.820	1,927
WDK	Deck	45	15.570	701
	Net Sketched Area:	4,432	Total:	551,093
Size Ad	2568	Gross Are	5290	FinArea 2625

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1927	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600